



## 2 Co-Operative Close

Loftus, TS13 4RR

**£120,000**



Inglebys are delighted to offer this three-bedroom, well maintained semi-detached family home, with the added advantage of a shared driveway, detached single garage and private access as well as rear garden. Benefiting from double glazed windows and doors as well as combination boiler.



The property is located just off Deepdale Road in Loftus, accessed from a private shared driveway and garden, close to all local amenities, including local bus routes, leisure centre, schools and local walks. There is a front garden as well as green area which is shared with a neighbouring property, which provides access to the driveway.

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

**Hallway 11'1" x 5'11" (3.38m x 1.82m)**

Access the hallway from the front composite door, with carpet to the floor, part wooden panelled walls, double radiator, staircase providing access to the first floor rooms, and doorways to lounge and kitchen/diner.

**Lounge 14'9" x 12'4" (4.52m x 3.78m)**

Large bay window to the front offering plenty of natural light providing a light and airy feel to the room, 2 x radiators, carpet to the floor and stone fireplace.

**Kitchen 10'9" x 9'3" (3.29m x 2.83m)**

The kitchen is open plan to the dining room, but the kitchen area consists of the following: tile effect laminated flooring, with a range of wall and base units finished with cream wooden effect doors and drawer fronts, wood effect worktops with tiled splashbacks, stainless steel sink/drainers with chrome mixer tap, window overlooking the rear garden, gas/electric supply for oven/hob, plumbing for washing machine with wrap round worktop to the dining area, white uPVC double glazed stable door to side aspect. Under-stairs cupboard housing Baxi combination boiler.

**Dining Room 9'4" x 9'3" (2.87m x 2.83m)**

Open plan from the kitchen, carpet to the floor with double radiator and large window to the rear aspect.

**First Floor**

Landing area with carpet to stairs and landing, window to the side aspect and access to loft area.

**Bathroom 8'0" x 5'6" (2.45m x 1.69m)**

With a white bathroom suite and electric shower over the bath, part tiled walls, tile effect vinyl flooring, single radiator and 2 x windows to the rear and side aspect.

**Bedroom Two 12'8" x 9'1" (3.88m x 2.77m)**

A double bedroom with carpet to the floor, single radiator and window to the rear aspect.

**Bedroom One 11'6" x 9'8" (3.53m x 2.95m)**

A double bedroom with fitted wardrobes and sliding mirrored doors, carpet to the floor, single radiator and window to the front aspect.

**Bedroom Three 9'0" x 7'6" (2.76m x 2.31m)**

A single bedroom with carpet to the floor, single radiator and window to the front aspect.

**Externally**

**FRONT.**

The front garden is laid with artificial grass, driveway from the front green area to a shared drive long enough for at least two cars which leads to the single detached garage with up 'n' over door, the garage benefits from light and electricity. There is also access to the rear garden from the driveway. To the front there is a shared green area with number 3, which is gated and laid to grass.

**REAR.**

The rear garden has been laid with concrete for easy maintenance.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

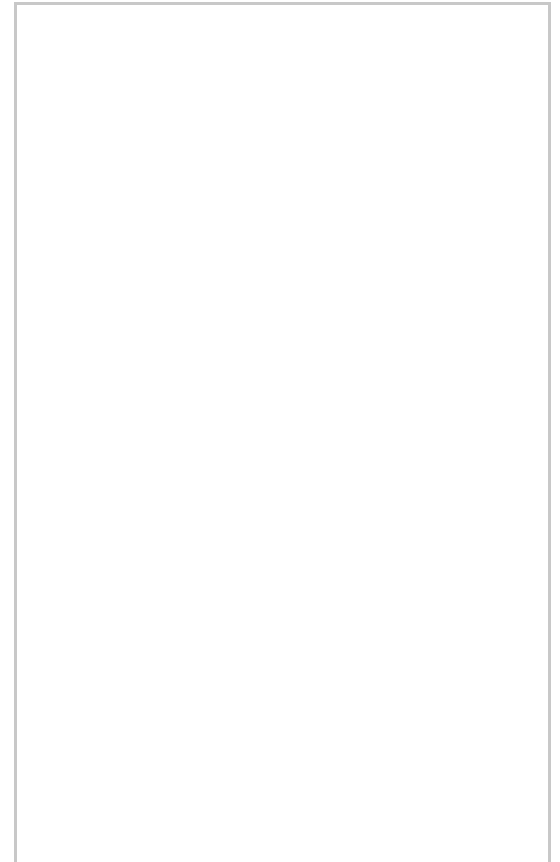
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

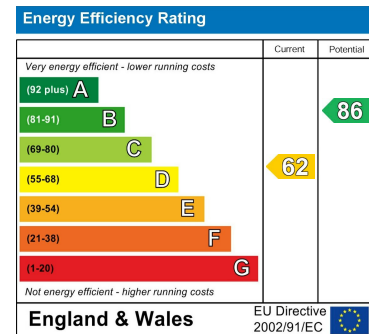
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com